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The Secretary
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000.

Dear Madam

RE: GREATER MACARTHUR GROWTH AREA – NORTH BRINGELLY TECHNOLOGY CITY

1.0 INTRODUCTION

This submission has been prepared on behalf of Greenfields Development Company (GDC), Ingham Property Group (IPG) and Defence Housing Australia (DHA) in response to the recently released *Greater Macarthur Growth Area* documentation currently on exhibition.

We acknowledge and applaud the efforts of the Department of Planning in the preparation and coordination of the Greater Macarthur documentation in response to the ongoing need to meet housing demand within the Sydney Metropolitan Region, with the Greater Macarthur area expected to deliver over 33,000 new homes in the next 20 years.

The submission focuses on broader regional planning aspects raised by the proposal's exhibition documents, specifically its references to connecting transport infrastructure and an *Airport City*.

Regional mapping released as part of the exhibition highlights:

- Possible rail link extensions from Leppington Station (to both Western Sydney Airport and to Oran Park) and Macarthur Station (northbound towards Narellan);
- The extension of Spring Farm Link Road; and
- A future Airport City, notionally located on the north-eastern edge of the airport site.

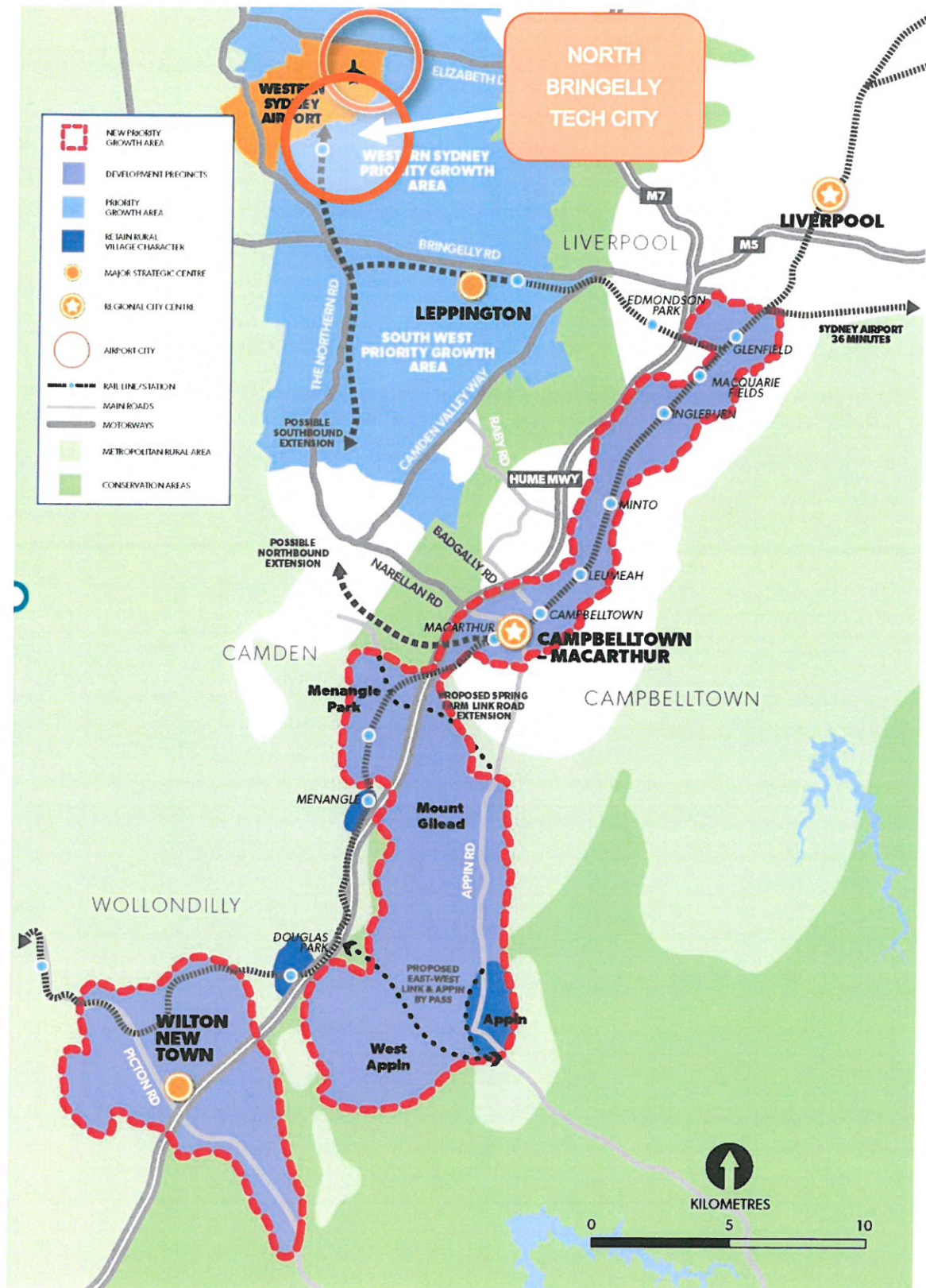
We commend the NSW Government for planning the delivery of these future rail and road transport links and recognising the opportunity for an Airport City. The transport connections are vital and important to both Campbelltown Macarthur as a Regional City Centre and the wider Greater Macarthur region. An Airport City represents a once in a generation opportunity, along with the Airport, to deliver a major business, technology and employment hub.

It is acknowledged the focus of the exhibition is the proposed land release for Greater Macarthur however, we consider it is important to provide comment in the context of the Airport City and the opportunities it presents.

Our clients either own or have development rights over a uniquely contiguous 600ha plus area of land immediately adjacent to the Western Sydney Airport, collectively referred to as *North Bringelly* – see **Figure 1** attached. Our clients have previously met with representatives of the Department of Planning to discuss the opportunity to deliver an Airport City Transit Oriented Development.

The North Bringelly site has the capability of delivering over 20,000 business and technology based jobs as part of a world class Transit Oriented Development (TOD) Technology City, along with supporting commercial, business and residential opportunities.

Figure 1: Proposed North Bringelly Technology City TOD



North Bringelly offers a unique opportunity to deliver a world class, Technology based City incorporating commercial, employment and residential development, the benefits of which are:

- It would be unaffected by currently planned airport runways, flight paths and associated noise impacts and therefore able to accommodate large scale office buildings and campuses.
- It is directly connected to the future North Bringelly Railway Station, allowing a seamless integration and transition between Airport, Business Park, Town Centre and residential land uses, all anchored by the railway station.
- Opportunity to deliver a world class Transit Oriented Development, with a significant business park delivering over 20,000 white collar jobs on the North Bringelly site with immediate delivery of jobs for the whole of Western Sydney and the Greater Macarthur.
- Critically the large scale landholdings and land holder capabilities would ensure that the TOD is delivered in conjunction with the operation of the Western Sydney Airport.
- IPG, GDC and DHA have significant experience in large scale greenfield land development, both locally and nationwide. All have a demonstrated capacity to plan and deliver high quality, socially responsible projects, which includes provision of early stage supporting infrastructure. They are passionate about South Western Sydney's economic and social future, and seek to work with all levels of Government to achieve outcomes that enhance the liveability for western Sydney's increasing population.

We remain committed to working with all levels of Government and relevant agencies to deliver these once in a generation infrastructure and housing projects.

Thank you for considering this submission. Our clients would welcome the opportunity to further discuss the above, their contact details are listed below:

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Ingham Property Group

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Yours faithfully

DESIGN+PLANNING



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